



## 103 Islingword Road Brighton, BN2 9SG Freehold For Sale £330,000

## 103 Islingword Road Brighton, BN2 9SG

Investment

# FOR SALE

895 sq ft (83.15 sq m)

- Mixed Use property
- Ground & Lower Ground Floor office/shop
- One bedroom First Floor Flat
- Residential unit is currently tenanted
- Freehold investment
- Residential location

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## 103 Islingword Road, Brighton, BN2 9SG

#### Summary

| Available Size | 895 sq ft |
|----------------|-----------|
| Price          | £330,000  |
| Rateable Value | £4,200    |
| EPC Rating     | E (104)   |

#### Accommodation

The accommodation comprises the following areas:

| Name                   | sq ft | sq m  | Availability |
|------------------------|-------|-------|--------------|
| Ground - Shop          | 545   | 50.63 | Available    |
| Lower Ground - 2 rooms | 350   | 32.52 | Available    |
| Total                  | 895   | 83.15 |              |

#### **Description**

A rare opportunity to acquire a mixed use freehold in Hanover. Comprising of an E class commercial unit on ground & lower ground floors with self-contained 1 bedroom flat on the first floor. The commercial accommodation comprises of a dual aspect ground floor area with kitchenette plus toilet facility, stairs lead to the lower ground floor which is currently set out as 2 rooms.

Entry to the flat is via its own entrance on Islingword Street, stairs lead to the first floor with a bathroom, bedroom and open plan lounge kitchen & stairs lead to a loft room.

#### Shop

Vacant Possession.

#### Flat

Let on a rolling month by month contract at a rent of £1,000 pcm. 2 months notice period from landlord and one month's notice from the tenant.

Council Tax Band: A

EPC: Shop - 104 E EPC: Flat - 39 E

#### Location

Situated in Hanover on a corner positioning on Islingword Road and Islingword Street. The property provides easy access to the city centre and The Level Recreation Park.







### **Viewing & Further Information**



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